

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF APRIL 5, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: AMENDMENT TO APPROVED PLANS NO. 06-02 (FOR PPD NO. 04-10)

SUMMARY

The applicant is requesting adjustments to the approved Precise Plan of Design (PPD) No. 04-10 for a modification of side elevations based on floor plan changes.

RECOMMENDATION

Staff recommends that the Planning Commission approve Amendment to Approved Plans No. 06-02 for PPD No. 04-10 based on the original Findings, and subject to the Conditions of Approval (Attachment A).

PERTINENT DATA

Applicant:	American Pacific Homes (APH)
General Plan:	Medium Density (5 to 10 Dwelling Units per Acre)
Zoning:	Planned Community (PC)
Site:	The 15-acre project site is located on the south side of Mission Road, west of and including the Edison Easement and east of Pepper Way.
Topography:	Flat with all lots graded
Vegetation:	Site is graded with no native vegetations (individual lots are planted per approved Landscape Plan)
Special Features:	Phase I is developed and occupied as a single-family residences and Phases 2-4 are under construction at this time in various stages.

BACKGROUND AND EXISTING SETTING

Background

On July 26, 2004, the City Council approved Zone Change No. 03-06 and Tentative Tract Map No. 16323, to change the zoning from Single Family Residence (R-1) to Planned Community (PC) and subdivide 15 acres into 86 single-family residential lots, respectively.

On November 17, 2004, the Planning Commission approved Precise Plan of Design (PPD) No. 04-10 to construct 70 single-family homes and landscape over five acres of parks and open space.

On March 20, 2006, staff conducted a field inspection for Phase 1 Lots 45 and 57. Upon inspection, the Plan 2 was missing a window on the side elevation for Plan 2 and staff required an amendment process for the change to Plan 2 elevations.

On March 22, 2006, the applicant submitted a request to amend the side elevation (eliminate one side window) based on floor plan changes for Plan 2. On March 28, 2006, Administrative Review Committee reviewed and forwarded a recommendation to approve the requested amendment.

Existing Setting

This particular development, Mission Lane, was vacant until recently when the San Timoteo Creek was improved to mitigate the flooding in the area. With such improvement, the area met the minimum requirements to construct single-family residential development with neo-traditional, walk able- livable communities. The project is divided into five phases. The project is under construction west side of the existing Southern California Edison easement. Out of five phases, Phase 1 is completed and sold for individual occupancy. Phases 2 through 5 are currently under construction and close to completion.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The City Council and Planning Commission previously adopted a Mitigated Negative Declaration for Zone Change No. 03-06, Tentative Tract Map No. 16323, and Precise Plan of Design No. 04-10. The requested amendments fall within the scope of the environmental document and as such, no further environmental analysis is required.

ANALYSIS

On March 20, 2006, staff became aware that changes had been made to the Plan 2 side elevation during the final inspection process. The changes are to eliminating the

side window adjacent to main entry based on enlarging the down stairs bedroom and relocating the down stairs bathroom. This change resulted in utilizing the coat closet square footage adjacent to the down stairs bathroom. Therefore, a new coat closet was necessary somewhere on the first floor. The applicant found that the front entryway was the best location for the closet. Staff contacted the American Pacific Homes (APH) and found that their current staff's understanding was that the changes were reviewed and approved by the City.

Currently, Phase I, which includes five Plan 2 elevations (with changes) are built and occupied by new home owners. There are 23 Plan 2s remaining in Phases 2 through 5 and the applicant requests approval of the revisions for all 28 Plan 2s for the project.

Per Section 17.30.470 of the Loma Linda Municipal Code, modification to approved plans can be requested for Planning Commission review and approval.

The latest plans approved through the Building plan check process (dated June 22, 2005) do not indicate a closet adjacent to the entry area and deletion of side window. With the multitude of supervisor changes within the American Pacific Homes (APH) organization, there was some confusion, by APH, whether the changes received proper city review and approval. Therefore, Phase 1 was constructed based on APH's internal construction drawings and not city approved set. Staff, on its normal field inspection, found that the elevation did not match the approved set of plans and discussed the issues with APH. After discussion, staff determined that the changes required Planning Commission review and approval for the floor and elevation modifications.

The plan was originally approved by the Planning Commission with a hallway closet adjacent to the down stairs bathroom. Since the approval, the American Pacific Homes has found that the layout for Plan 2 requires slight modification to provide larger downstairs bedroom and bathroom by incorporating the adjacent hallway closet square footage. The increase does not change the footprint of the approved Plan 2; however, it does create the need for a coat closet downstairs. The applicant is proposing to create a coat closet adjacent to the main entry to the left of the entry area. By placing the closet at this location, the previously 2approved window is eliminated and the main window facing the porch will be relocated to the right (closer to the main door) approximately one foot. Approved and proposed plans are attached for your convenience (Attachment C). The applicant is also submitting a letter of request and explanation of the events that led up to this point of construction (Attachment D).

FINDINGS

The proposed changes are consistent with original findings and will not affect the overall site layout and design or the basic nature of the residential use. Therefore, the proposed amendment to the approved plans falls within the scope of the PPD No. 04-10

and is consistent with the original findings that were adopted. The following are the original findings for this project.

1. *That the proposed project is consistent with the General Plan and Zoning designations.*

The development is consistent with Goal No. 6 in the General Plan that states that housing opportunities in diverse styles and types in a variety of locations for all economic segments of the community and for all persons are necessary. It is also consistent with Policy No. 5 in the General Plan, which indicates that conventional housing tracts consisting of single-family residential detached structures, situated on individual lots will be provided in different locations throughout the community. The proposed project is designed in accordance with the Loma Linda Municipal Code, Chapter 17.70 and is consistent with all provisions contained in the General Plan.

2. *The design of the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

No natural vegetation or wildlife is present on the site of the proposed 70-unit subdivision. The environmental survey by Michael Brandman and Associates prepared in May 2004, lists no Federal or State listed endangered species as occurring on the subject site. As a result, development of the subject property is not anticipated to result in any substantial environmental damage or injure fish and wildlife or their habitat. The Initial Study for the tract anticipated that single-family residences and related uses will be established on the lots and it was found there would not be any significant impacts to the natural or manmade environment.

3. *The design of the proposed improvements is not likely to cause serious public health problems.*

The proposed 70-unit subdivision is a permitted use for the Planned Community (PC) district. The design of the subdivision is compatible with other single-family residences in the surrounding neighborhood to the north, west and east. The Mitigated Negative Declaration for Tentative Tract Map 16323 did not identify any impacts that could cause serious public health problems due to the proposed project. Likewise, approval of the housing styles and other on-site amenities will not result in any serious public health problem on the site or in the area.

CONCLUSION

The proposed amendment requests to amend the approved plans to delete a window and relocate a closet to the entry area for the Plan 2 model. There is no change to the footprint of the house and no added square footage.

Respectfully Submitted,

H. P. Kang
Senior Planner

ATTACHMENTS

- A. Vicinity Map
- B. PPD No. 04-10 Staff Report (November 17, 2004)
- C. Approved and Proposed Plans
- D. Applicant's Letter

Attachment A

Vicinity Map
AA No.06-02

April 5, 2006

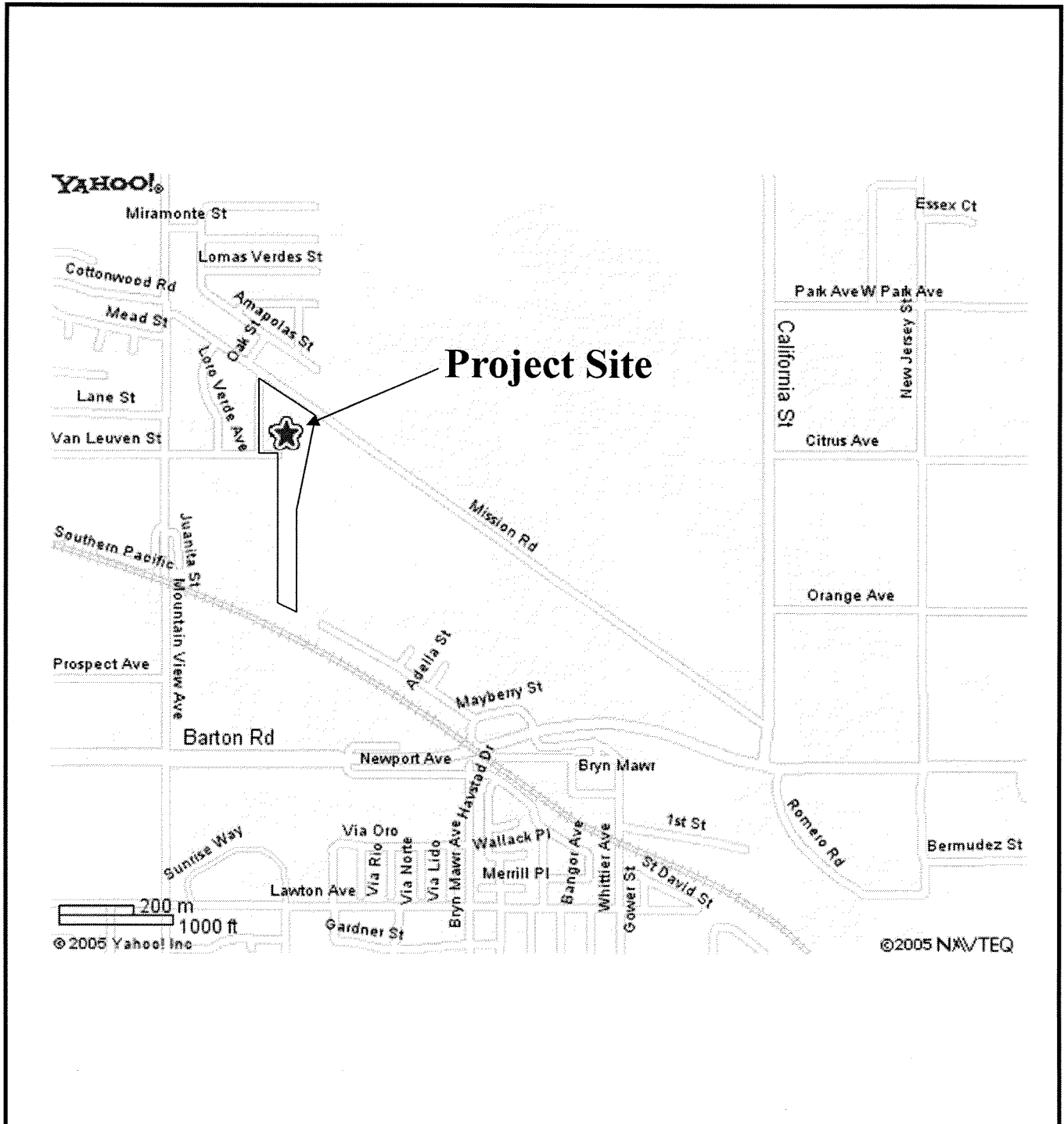


City of Loma Linda

Community Development Department

25541 Barton Road, Loma Linda, CA 92354

(909) 799-2830; Fax (909) 799-2894



Vicinity Map

AA 06-02

Attachment B

PPD No. 04-10 Staff Report
(November 17, 2004)
AA No. 06-02

April 5, 2006

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2004

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 04-10 AND VARIANCE (VAR) NO. 04-04 – A REQUEST TO CONSTRUCT 70 SINGLE FAMILY HOMES AND LANDSCAPE OVER FIVE ACRES OF PARKS AND OPEN SPACE. A VARIANCE FOR THE TRACT PERIMETER WALL TO EXCEED SIX FEET IN HEIGHT IS ALSO REQUESTED DUE TO THE TOPOGRAPHY OF THE SITE. THE 15-ACRE PROJECT SITE IS LOCATED SOUTH OF MISSION ROAD, WEST OF AND INCLUDING THE EDISON EASEMENT AND WEST OF CALIFORNIA STREET.

SUMMARY

The project proposes to construct 70 single-family units in a neo-traditional design, which includes over five acres of park and open space. The PPD includes the site layout and design of the residences, landscaping, and related amenities. Due to the change in topography on site, the project also includes a variance for the tract perimeter wall to exceed six feet in height on the westerly boundary of the tract, south of Van Leuven Street.

The 15-acre project site is located south of Mission Road, west of and including the Edison Easement and west of California Street (see Attachment A, Site Location Map). Tentative Tract Map (TTM) No. 16323 was approved by the City Council on July 26, 2004 (Attachment B).

RECOMMENDATION

Staff recommends that the Planning Commission recommend the following actions to the City Council:

1. Approve the Precise Plan of Design No. 04-10 and the Variance No. 04-04 based on the findings and subject to the attached Conditions of Approval (Attachment C).

PERTINENT DATA

Owner: Glenn and Heidi Elssmann

Applicant: American Pacific Homes

General Plan: Mixed-Use

Zoning: Planned Community (PC)

Site: The project site, which includes the Edison Easement, is bounded by Mission Road on the north, residential development on the east, and San Timoteo Creek and multi-residential dwelling on the southwest. Multiple-family residential dwelling units are west of the site. Two existing residences are located north of the project. (APN 0292-112-03, 04, 14, 15).

Topography: Gradual slope from south to north

EXISTING SETTING & BACKGROUND

The project site is located on the south side of Mission Road, including and west of the Edison Easement, west of California and north of the San Timoteo Creek and the railroad. Historically, the land has been used for dairy and agricultural purposes.

On May 5, 2004, the Planning Commission reviewed Tentative Tract Map No. 16323 for 93 houses and forwarded the project to the City Council with a recommendation for approval. On June 8, July 13, and July 26, 2004, the City Council reviewed and approved the modified Tentative Tract Map No. 16323 for 70 houses.

The applicant has incorporated neo-traditional and livable communities concepts into the proposal that include smaller residential lots, narrow interior streets with parkways and sidewalks, public parks and open space.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

This project is within the scope of the approved Mitigated Negative Declaration that was adopted by the City Council for Tentative Tract Map 16323 on July 26, 2004. Therefore, no additional evaluation is necessary for compliance with the CEQA.

ANALYSIS

Precise Plan Of Design (PPD)

House Designs

There are three housing plans, which include a one-story and two two-story plans. All three plans include unique architectural styles, which are modern adaptations of amenities found in traditional styles of architecture historic to the area. Each plan has a

"Craftsman" style, and a "Victorian" style. The proposed designs have similar elements of each style, but are not intended to be exact replicas of the traditional style. They are intended to be contemporary homes with a traditional character.

The houses range from 1,656 to 2,480 square feet. Each plan offers several options, which can increase the number of rooms and/or bedrooms. The plans offer a variety of home sizes that include two, three, and four bedrooms.

Landscape Design

Landscaping will be provided by the developer for the front yard, parkway, exterior side yard and rear yard area outside the private yard. All lettered lots, which include common areas, parks, and open space will also be landscaped by the developer and maintained by the Homeowner's Association.

A pocket park will have playground equipment and landscaping. The Edison Easement will be landscaped with areas of orange groves, turf and a community garden. In addition to the pocket park and the Edison Easement, there are additional open space areas that will be landscaped and maintained by the HOA.

The fence material along the parks and open space areas will be wrought iron. The tract boundary adjacent to existing development to the west will have a six to nine-foot high block wall, which requires a variance. The interior fencing will be six-foot high tan vinyl fencing.

The parkway will be planted with 24-inch box size Holly Oak and Elm trees and the accent trees within the center medians will be Large specimen box tipu trees, to provide a tree-lined street appearance. Chinese flame trees, California pepper, camphor, and flowering cherry trees will be placed in the parks and open space areas. A grove of dwarf citrus trees will be planted in the Edison Easement park.

A landscape plan that identifies the landscape details for the front yards, and exterior side yards will be provided to the Community Development Department for review and approval prior to issuance of building permits.

Variance

Due to the topography of the project site sloping down from north to south, the applicant is requesting a variance to exceed the maximum wall height of 6 feet along the westerly tract boundary of the lots south of Van Leuven Street. The wall height would vary along this westerly perimeter not to exceed nine feet in height. The grading of the project area and the difference in the the street elevation (Van Leuven Street) down to the elevation of the southerly tract boundary near the San Timoteo Creek creates the necessity retaining walls in addition to rear yard/tract boundary walls at this westerly property line. Findings for the variance are provided below.

General Plan and Zoning

The proposed construction of 70 single-family homes complies with the General Plan designation of Mixed-Use and the Planned Community Zoning Designation and the Planned Community Document for Tract No. 16323 (attached).

Loma Linda Connected Communities Program

A Condition of Approval requires that the proposed community be pre-wired to host coaxial, cable, and fiber optic installation for each unit as per the Loma Linda Connected Communities Program (LLCCP). This is a new City requirement that will ensure new residences are equipped with links to meet the latest communications/technological advances. Homes that are pre-wired in this manner are commonly referred to as "smart homes". The added technology has many advantages including increased marketability of the units.

Homeowner's Association (HOA)

The proposed tract and future residential community is required to establish an HOA and to develop and record appropriate Covenants, Conditions and Restrictions (CC&R's).

Evaluation

A variety of architectural styles are proposed which enhances the overall character of the neighborhood by creating variety and visual interest of each house. The proposed styles are similar to the types of homes historically built in the area and compatible with the Historic Mission Overlay District (HMOD). As conditioned, the styles of the homes are carried out on all four sides of each residence. The proposal includes tree-lined streets, parks, open space, and trails, which provide connectivity throughout the project.

All of the homes have front porches, which is the dominant feature on the front of each house. The four-sided architecture has been addressed by providing window surrounds. Additional enhancements, including some of the accent materials and shutters would provide for more of a custom home appearance. For example, the roof materials should be more in-keeping with the proposed styles. Condition No. 1.19 eliminates the terracotta "S" tile and replaces it with a roof material that simulates a wood shake or shingle appearance.

The proposed tree lined streets and areas of landscaped open space will provide an attractive amenity to the tract. The proposed design for the pocket park and the Edison Easement will provide both active and passive recreational opportunities within these park areas. The inclusion of an orange grove within the easement will continue the citrus heritage of the area.

COMMENTS

Public notices for this project were posted and mailed to parcel owners within 300 feet of the project site on November 4, 2004. To date, the department has received no written public comments. Implementation of the Conditions of Approval (Attachment B) will ensure that the project complies with all applicable City standards and requirements, and is compatible with the surrounding neighborhood. Comments received from other City departments have been addressed through revisions to the project design and Conditions of Approval. Copies of all public comments are maintained in the file for PPD No. 04-10.

FINDINGS

The following findings have been provided for the approval of the Precise Plan of Design and the Variance.

Precise Plan of Design

1. *That the proposed project is consistent with the General Plan and Zoning designations.*

The development is consistent with Goal No. 6 in the General Plan that states that housing opportunities in diverse styles and types in a variety of locations for all economic segments of the community and for all persons are necessary. It is also consistent with Policy No. 5 in the General Plan, which indicates that conventional housing tracts consisting of single-family residential detached structures, situated on individual lots will be provided in different locations throughout the community. The proposed project is designed in accordance with the Loma Linda Municipal Code, Chapter 17.70 and is consistent with all provisions contained in the General Plan.

2. *The design of the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

No natural vegetation or wildlife is present on the site of the proposed 70-unit subdivision. The environmental survey by Michael Brandman and Associates prepared in May 2004, lists no Federal or State listed endangered species as occurring on the subject site. As a result, development of the subject property is not anticipated to result in any substantial environmental damage or injure fish and wildlife or their habitat. The Initial Study for the tract anticipated that single-family residences and related uses will be established on the lots and it was found there would not be any significant impacts to the natural or manmade environment.

3. *The design of the proposed improvements is not likely to cause serious public health problems.*

The proposed 70-unit subdivision is a permitted use for the Planned Community (PC) district. The design of the subdivision is compatible with other single-family residences in the surrounding neighborhood to the north, west and east. The Mitigated Negative Declaration for Tentative Tract Map 16323 did not identify any impacts that could cause serious public health problems due to the proposed project. Likewise, approval of the housing styles and other on-site amenities will not result in any serious public health problem on the site or in the area.

Variance

The following findings must be addressed while considering a variance in accordance with Loma Linda Municipal Code Section 17.30.060.

- 1. That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

The project site is located within an area of gradual sloping topography, which results in staggered pad heights and a greater elevation than the existing development to the west. This requires slopes rear yards of the lots south of Van Leuven adjacent to the westerly project boundary. Retaining walls are necessary to hold dirt from above grade. This requires a combination of retaining and project boundary wall that would exceed six feet but not exceed nine feet.

- 2. That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

The installation of retaining walls allows for the use of additional areas in the rear yard that are not sloped for outdoor living space. The additional height allows for privacy between the existing apartment complex and the proposed units along this westerly tract boundary.

- 3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which property is located.*

The additional height of the walls along the westerly project boundary south of Van Leuven Street would not be detrimental to the public welfare or cause any injurious situation in the vicinity. The height of the wall will allow for privacy between the existing and new development. If the walls were not constructed with the additional height, the adjacent carports within the existing apartment development to the west would be visible from the back yards of the proposed homes. The additional height ensures additional privacy that is enjoyed between other developments in the area that are flatter terrain.

- 4. The granting of such variances will be consistent with the general plan for the City.*

The project is consistent with the existing General Plan and appears to be consistent with the Draft Preferred Land Use Alternative prepared for the City's Comprehensive General Plan Update Project. The project was designed in accordance with the Loma Linda General Plan and the Planned Community Zone. The property is currently vacant, and development of the site with single-family residences will be compatible with the surrounding uses, and will enhance the neighborhood.

CONCLUSION

All elements of project are consistent with the existing General Plan and with the Draft Preferred Land Use Alternative prepared for the City's Comprehensive General Plan Update Project. The project is also in compliance with the Planned Community (PC) zoning regulations. The proposed house designs for the three models are tailored to the site and environment and will be compatible with the surrounding neighborhood. The proposed landscaping provides attractive active and passive park areas in addition to landscaped open space and trails.

Report prepared by:

Lori Lamson

Lori Lamson,
Senior Planner

CITY OF LOMA LINDA
PLANNING COMMISSION

APPROVED DENIED
CONTINUED

TO: _____

AT THE MEETING OF:

November 17, 2004

BY: *Jocelyne Karaku*
PLANNING COMMISSION SECRETARY

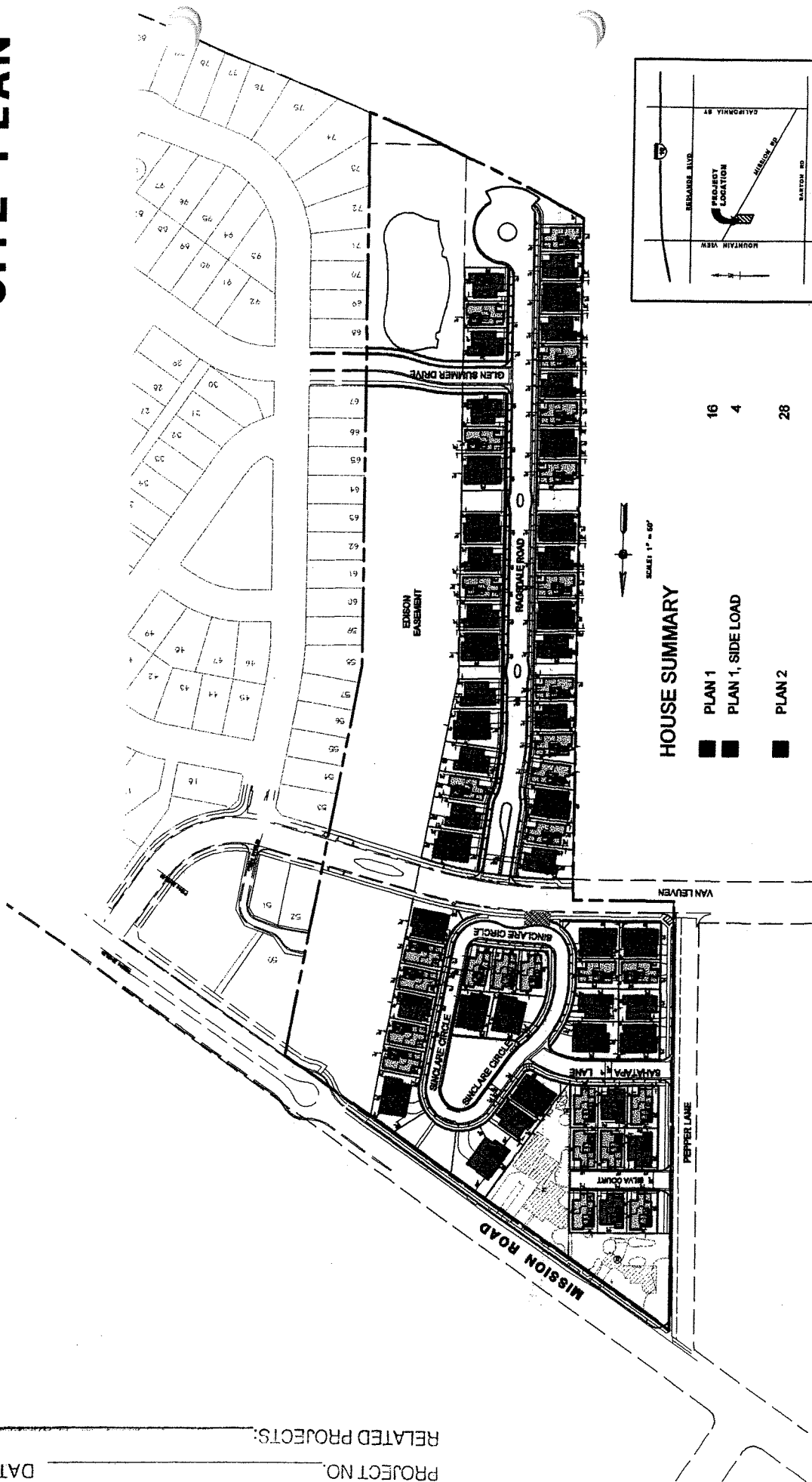
ATTACHMENTS

- A. Site Location Map
- B. Tentative Tract Map
- C. Conditions of Approval
- D. Planning Commission's Issue List of Neighborhood Characteristics and Design Criteria
- E. Project Plans
- F. Planned Community Document

TENTATIVE TRACT MAP 16323

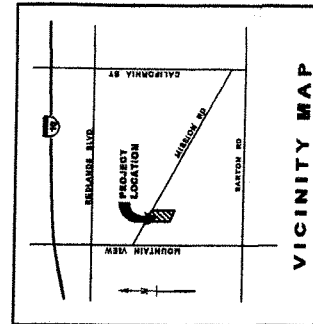
SITE PLAN

COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT NO. _____ DATE: _____
RELATED PROJECTS: _____



HOUSE SUMMARY

■	PLAN 1	16
■	PLAN 1, SIDE LOAD	4
■	PLAN 2	28
■	PLAN 3	22
TOTAL		70



American Pacific Homes, Inc.
MISSION LANE
Loma Linda, California

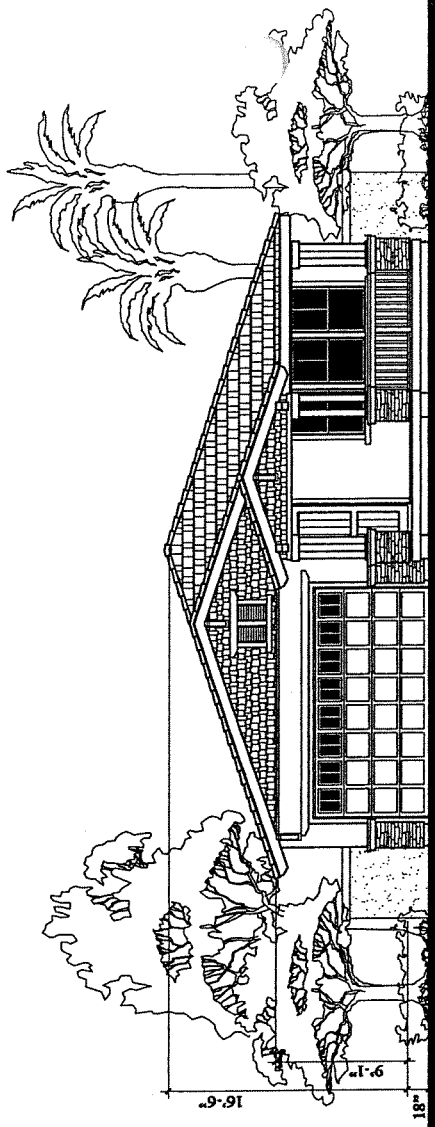
APH
American Pacific Homes, Inc.
4959 Palo Verde Street, Suite B110
Montclair, CA 91766
TEL (909) 944-9000 FAX (909) 944-5122

MISSION LANE
Loma Linda, California

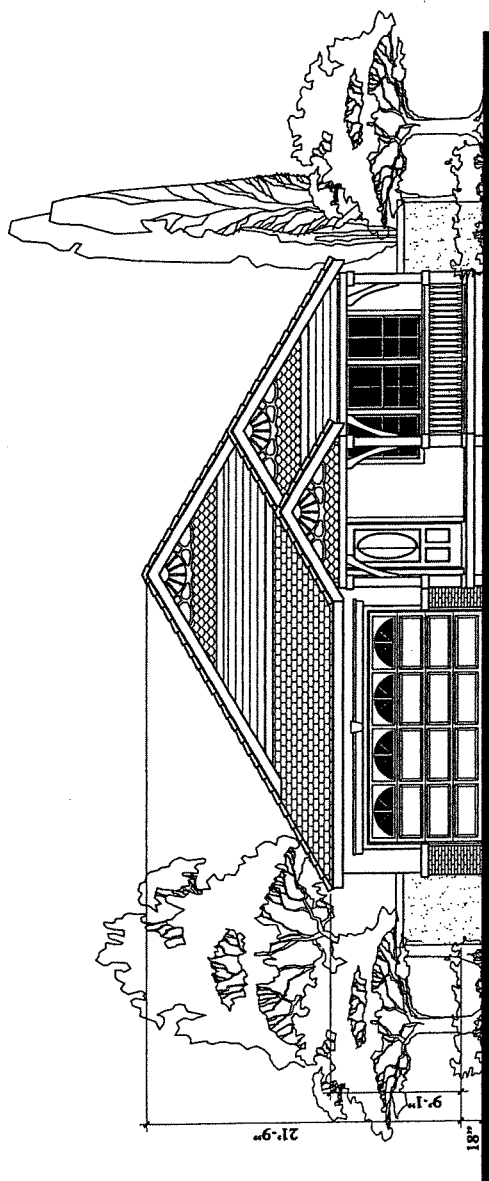


KTGY GROUP INC.
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
GENERAL CONTRACTING
CONSTRUCTION
10000 KINGSWAY
SUITE 1000
LOS ANGELES, CA 90024
TEL (310) 810-0000
FAX (310) 810-0001

KTGY 2004-449 September 27, 2004



CRAFTSMAN



VICTORIAN

CONCEPTUAL ELEVATIONS PLAN 1

MISSION LANE
Loma Linda, California

APH
American Pacific Homes, Inc.
4959 Palo Verde Street, suite B110
Menlo Park, CA 94025
TEL (650) 340-9800 FAX (650) 948-3122



KTG GROUP, INC.
ARCHITECTURAL PLANNING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
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KTGY 2004-449 September 27, 2004

A-1



CONCEPTUAL FLOOR PLAN 1 - 1656 s.f.

MISSION LANE
Loma Linda, California

A-2

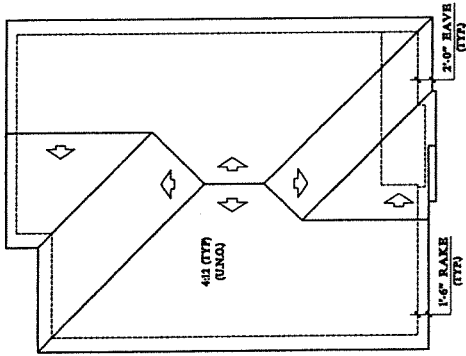


KTGY GROUP, INC.
ARCHITECTURE PLANNING
1935 NICHOLL SOUTH
IRVINE, CALIFORNIA 92614
(404) 583-3710 FAX (404) 581-5155

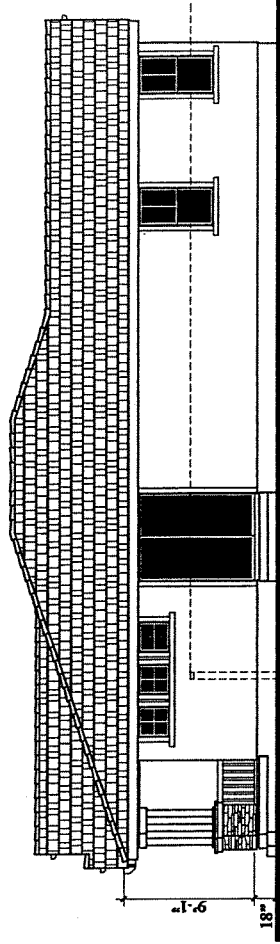
KTGY 2004-449 September 27, 2004



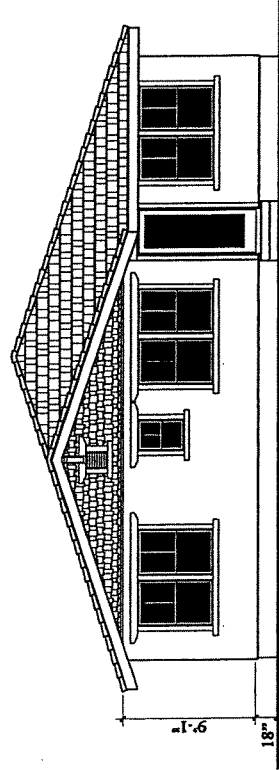
American Pacific Homes, Inc.
4959 Palo Verde Street, suite B110
Montclair, CA 91736
TEL (909) 988-9000 FAX (909) 988-5122



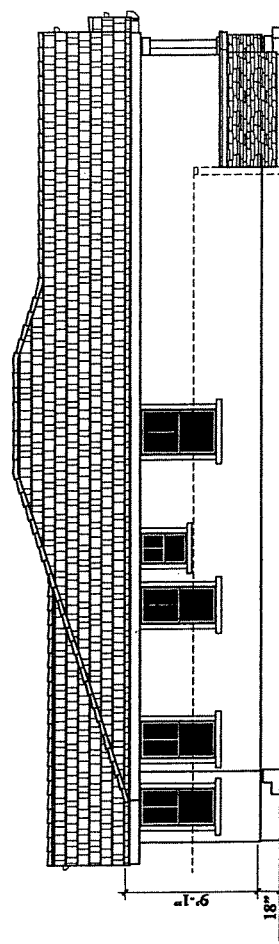
ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

CONCEPTUAL ELEVATIONS PLAN 1
CRAFTSMAN

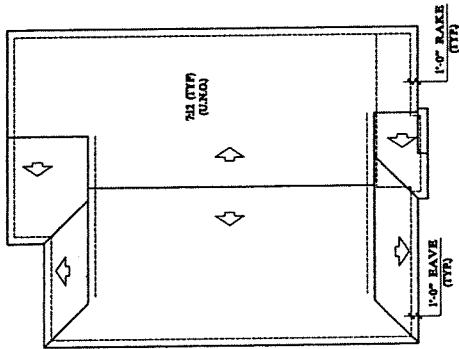
MISSION LANE
Loma Linda, California

APH
American Pacific Homes, Inc.
959 Palo Verde Street, Suite B10
Menlo Park, CA 94025
TEL (909) 948-2000 FAX (909) 948-3122

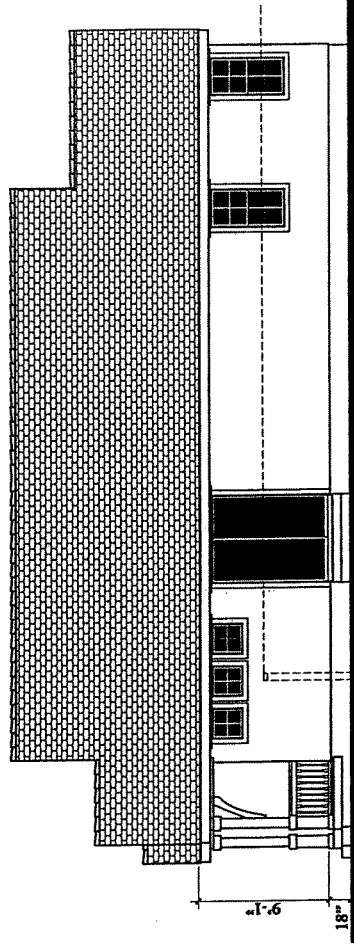
KTGY GROUP, INC.
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KTGY 2004-449 September 27, 2004

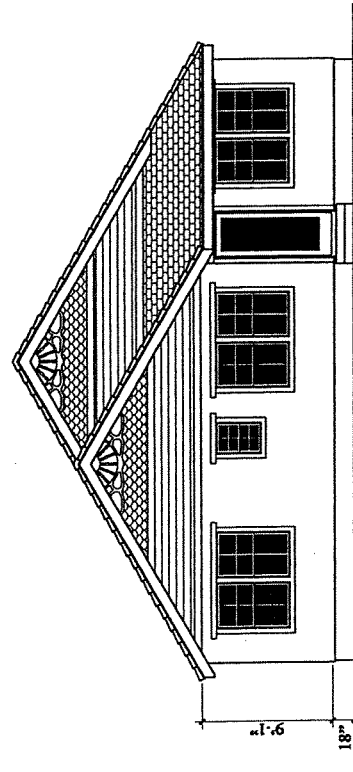
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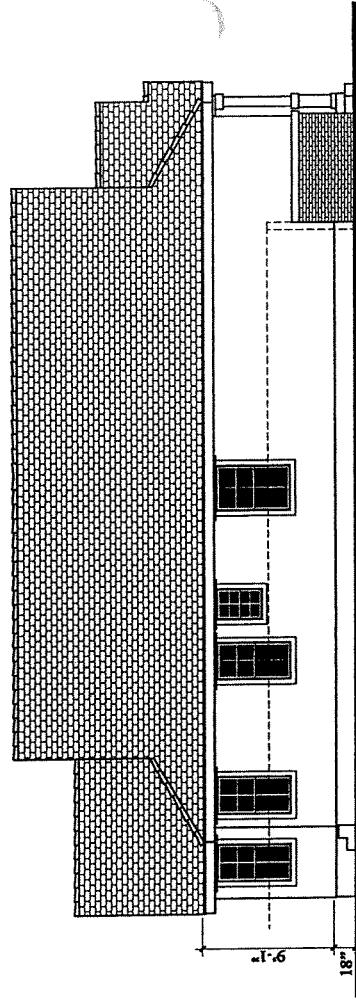
ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

CONCEPTUAL ELEVATIONS PLAN 1
VICTORIAN

MISSION LANE
Loma Linda, California

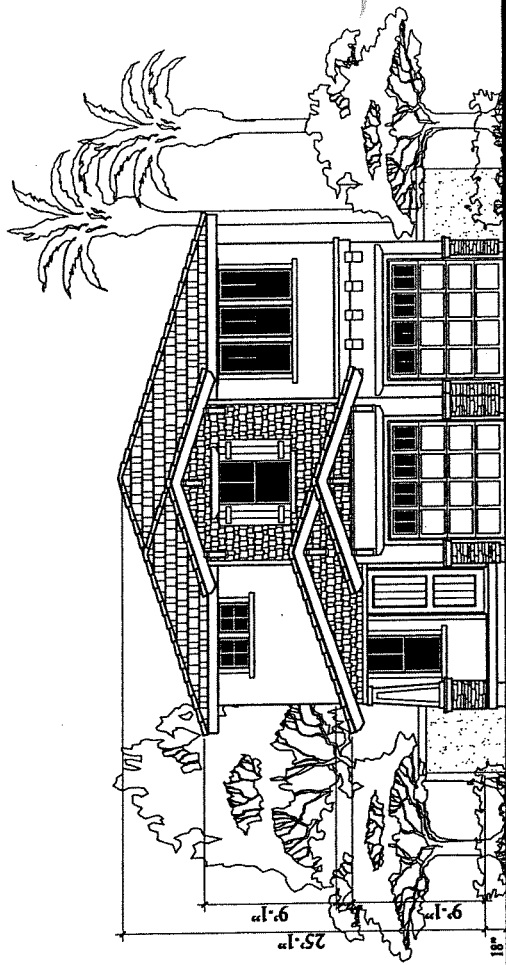
APH
American Pacific Homes, Inc.
4959 Palo Verde Street, Suite B110
Montclair, CA 97336
TEL (909) 948-9000 FAX (909) 948-5122



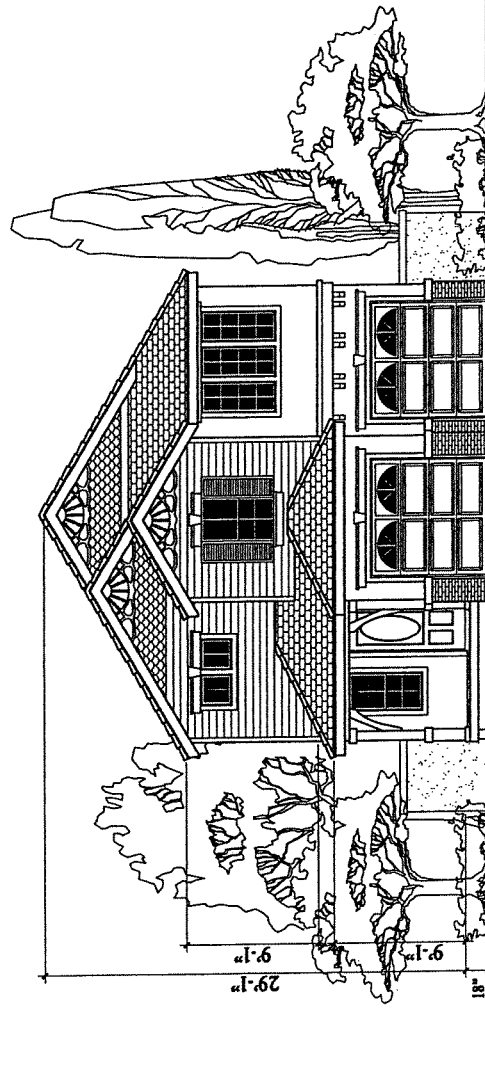
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1000 UNIVERSITY AVENUE
SUITE 100
SAN JOSE, CA 95128
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KTGY 2004-449 September 27, 2004

A-4



CRAFTSMAN



VICTORIAN

CONCEPTUAL ELEVATIONS PLAN 2

MISSION LANE
Loma Linda, California

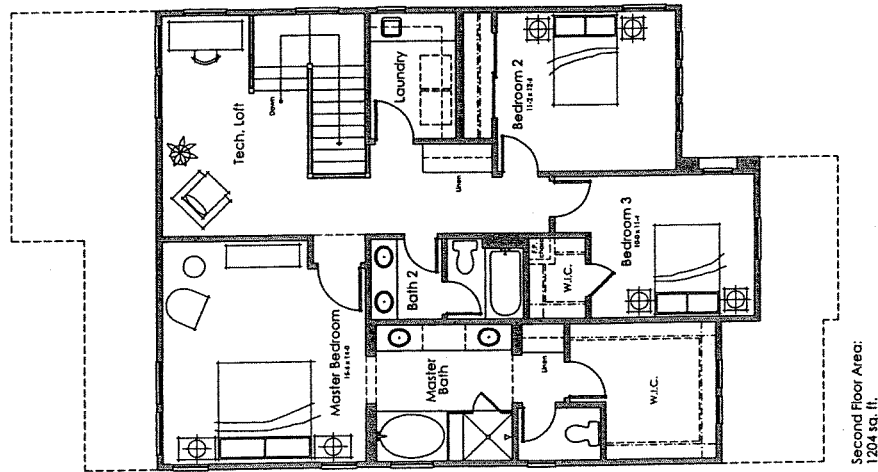
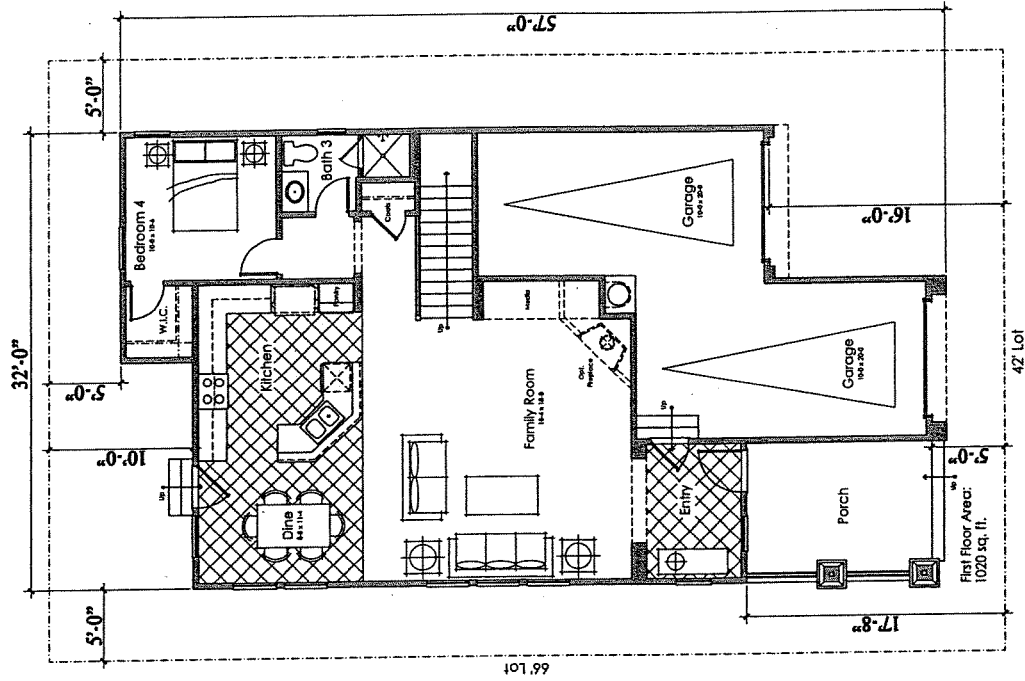
A-5

APH
American Pacific Homes, Inc.
1999 Palo Verde Street, Suite B10
Menlo Park, CA 94025
TEL (925) 948-9000 FAX (925) 948-5122



KTGY GROUP
KENTWOOD TRUSTEES, INC.
17000 WILLOW LANE, SUITE 100
KENTWOOD, AL 36901
(909) 981-1199
FAX (909) 981-1198
P.O. BOX 100000
KENTWOOD, AL 36901

KTGY 2004-449 September 27, 2004



CONCEPTUAL FLOOR PLAN 2 - 2224 s.f.

MISSION LANE

Loma Linda, California

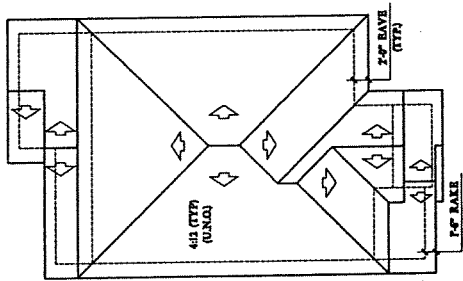
APH
American Pacific Homes, Inc.
4959 Palo Verde Street, Suite B110
Montclair, CA 91736
TEL (909) 948-9000 FAX (909) 948-5121



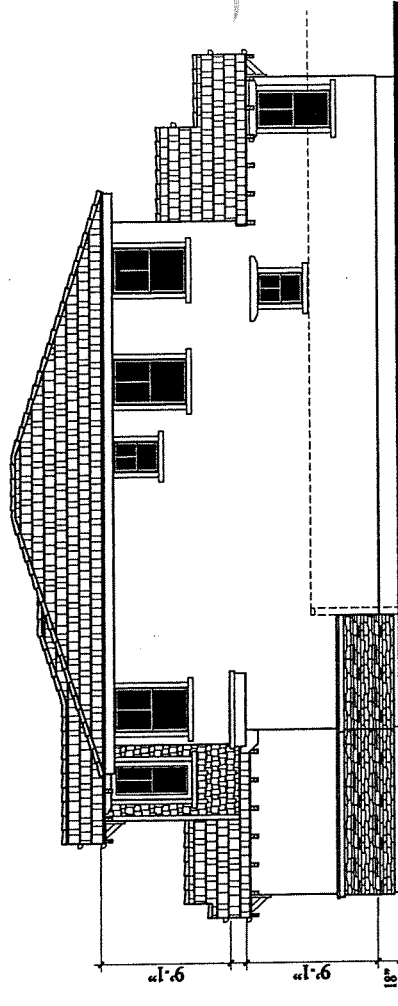
KTGY GROUP
INC.
10000 N. 10TH AVE., SUITE 100
DENVER, CO 80231
(303) 881-1111 FAX (303) 881-1111
WWW.KTGYGROUP.COM

KTGY 2004-449 September 27, 2004

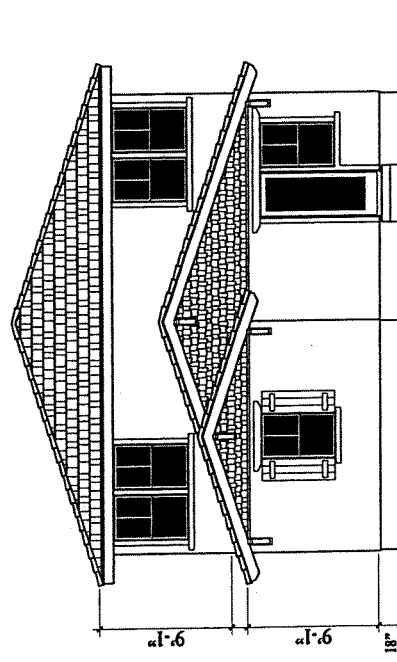
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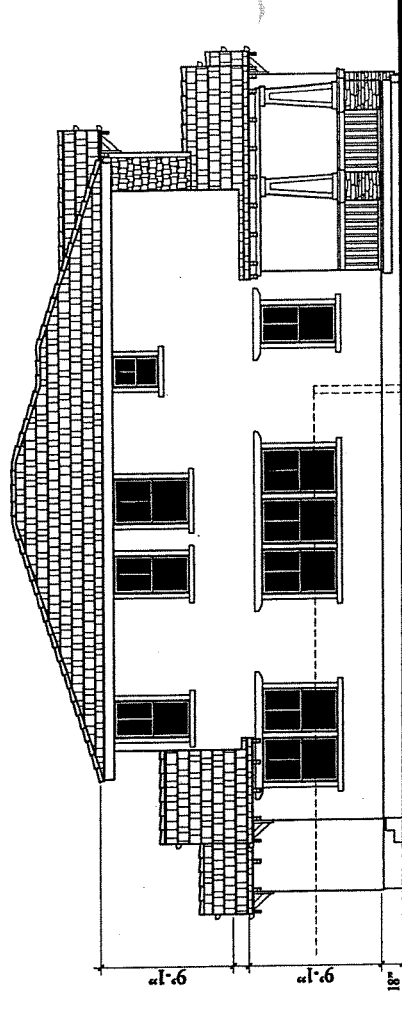
ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

CONCEPTUAL ELEVATIONS PLAN 2
CRAFTSMAN

MISSION LANE
Loma Linda, California

APH
American Pacific Homes, Inc.
4959 Palo Verde Street, Suite B110
Montclair, CA 91736
TEL (909) 948-9000 FAX (909) 948-5122

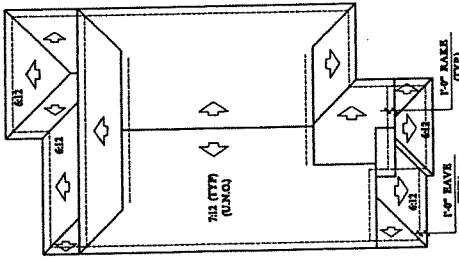


KTGY GROUP, INC.
17700 E. AVENUE
SUITE 100
DENVER, CO 80231
TEL (303) 440-4449
FAX (303) 440-4449
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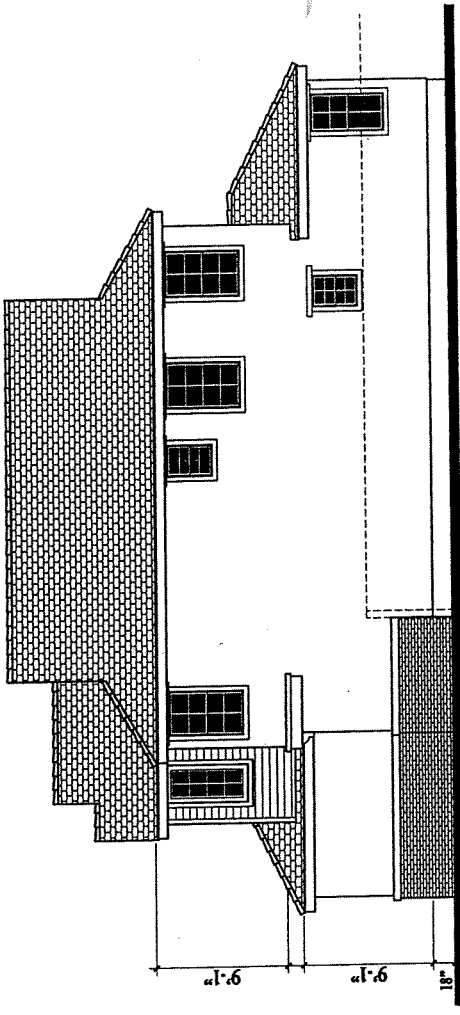
KTGY 2004-449

September 27, 2004

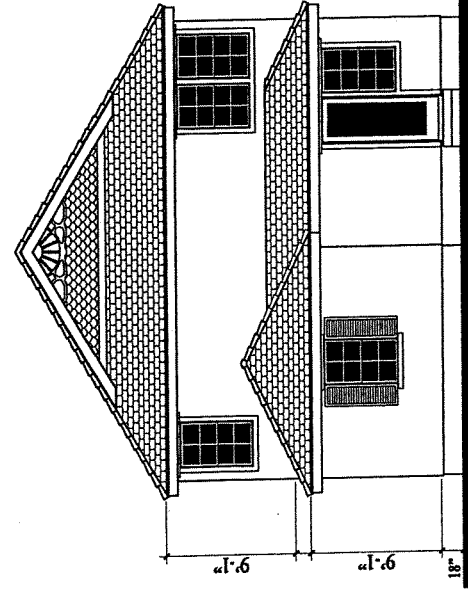
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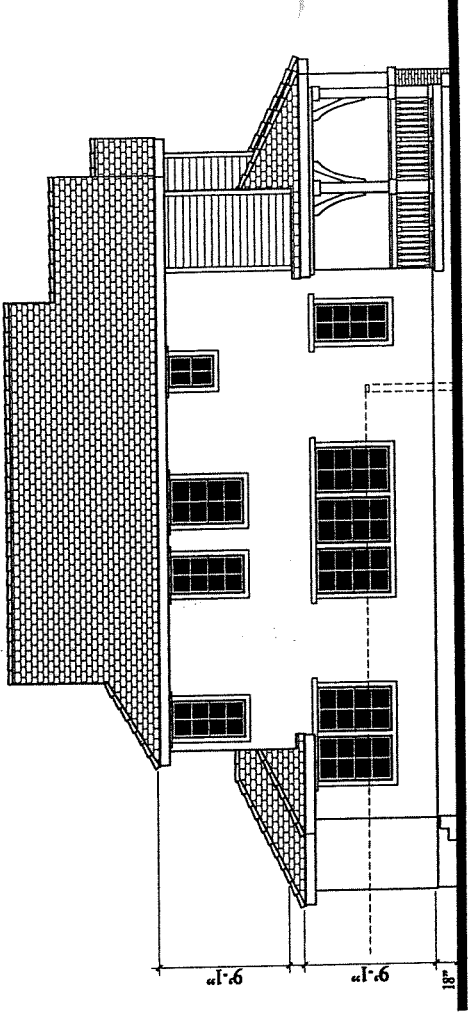
ROOF PLAN
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



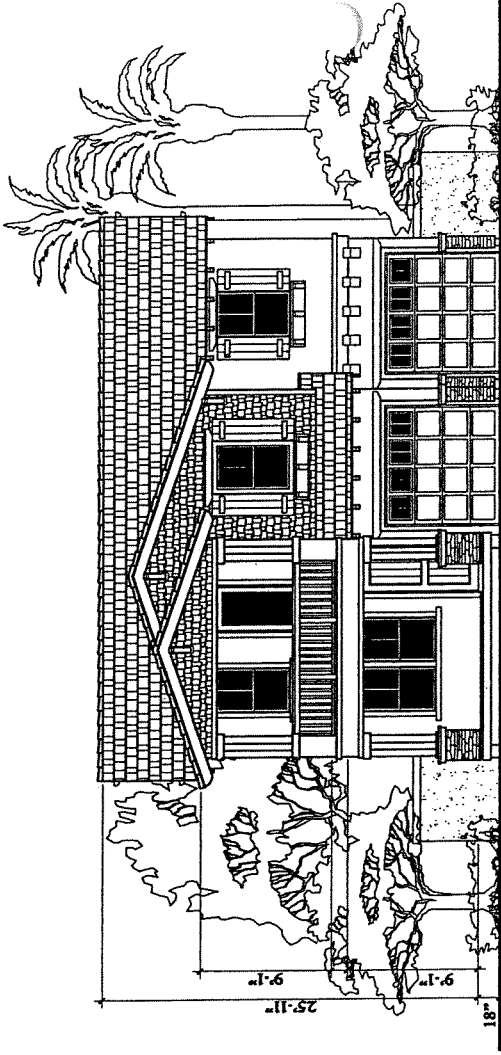
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CONCEPTUAL ELEVATIONS PLAN 2
VICTORIAN

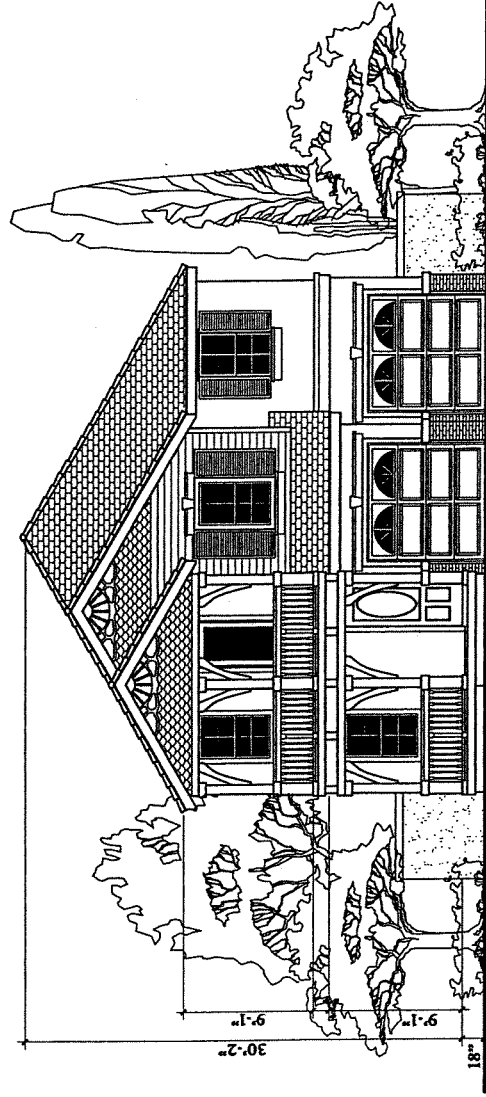
MISSION LANE
Loma Linda, California

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American Pacific Homes, Inc.
4955 Palo Verde Street, Suite B110
Montclair, CA 91764
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INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PAVILION, CALIFORNIA, ASBITE
1987-1988
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CRAFTSMAN



VICTORIAN

CONCEPTUAL ELEVATIONS PLAN 3

MISSION LANE
Loma Linda, California

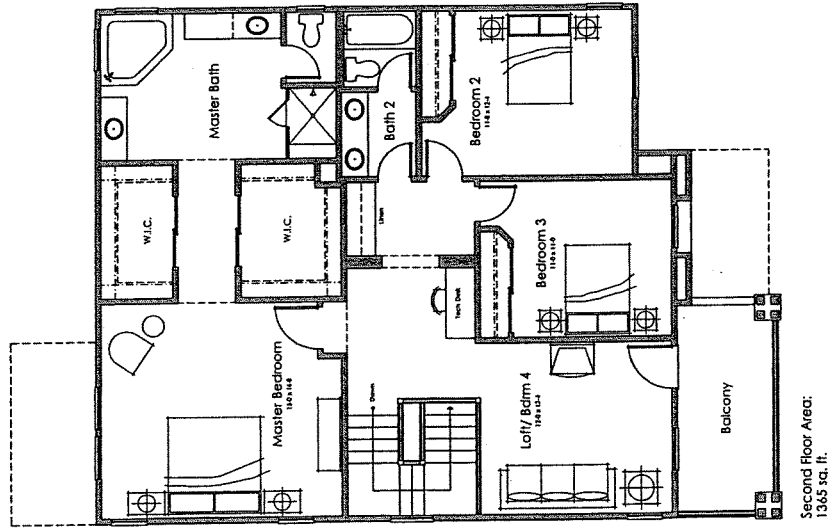
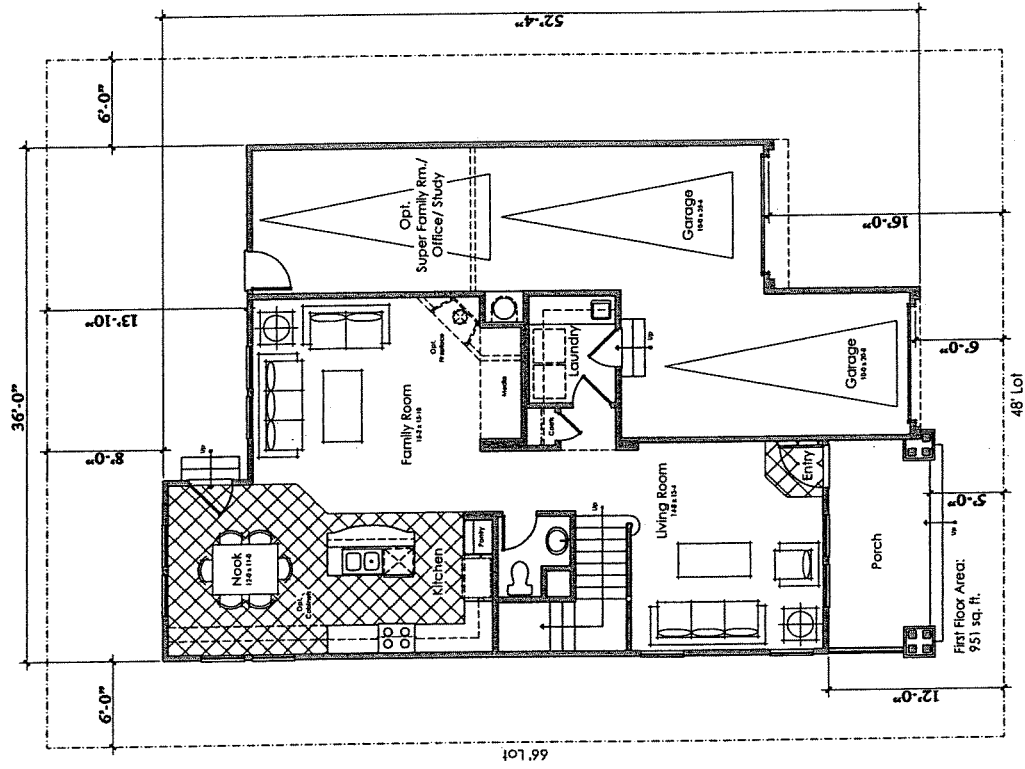
APH
American Pacific Homes, Inc.
4859 Palo Verde Street, Suite B110
Montclair, CA 97136
TEL (907) 588-2000 FAX (907) 588-5123



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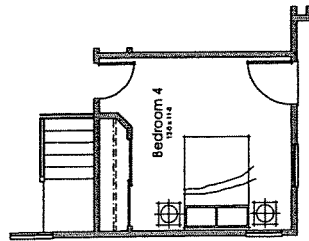
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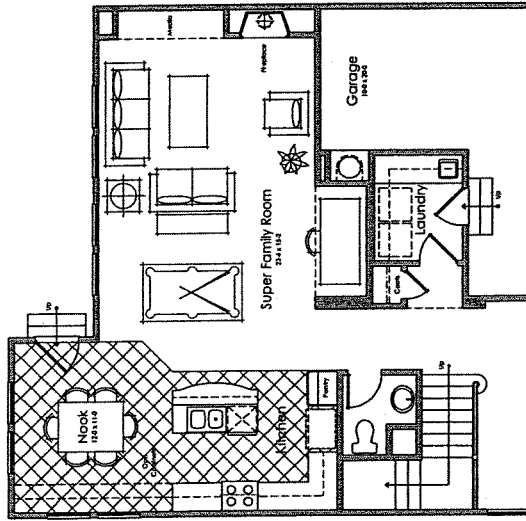
CONCEPTUAL FLOOR PLAN 3 - 2316 s.f. - 2480 s.f.

MISSION LANE
Loma Linda, California

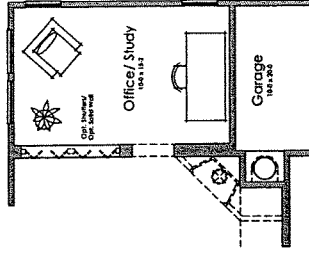
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Optional Bedroom 4



Optional Super Family
164 s.f.



Optional Office/ Study
164 s.f.

CONCEPTUAL FLOOR PLAN 3 - OPTIONS

MISSION LANE
Loma Linda, California

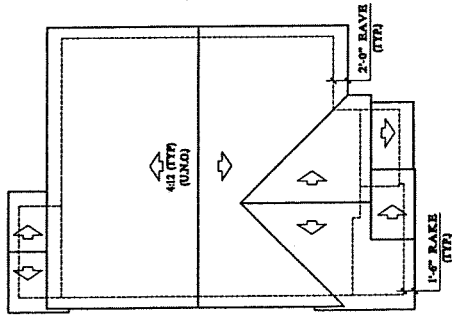
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APH
American Pacific Homes, Inc.
4959 Palo Verde Street, Suite B110
Montclair, CA 91736
TEL (909) 948-9900 FAX (909) 948-9122

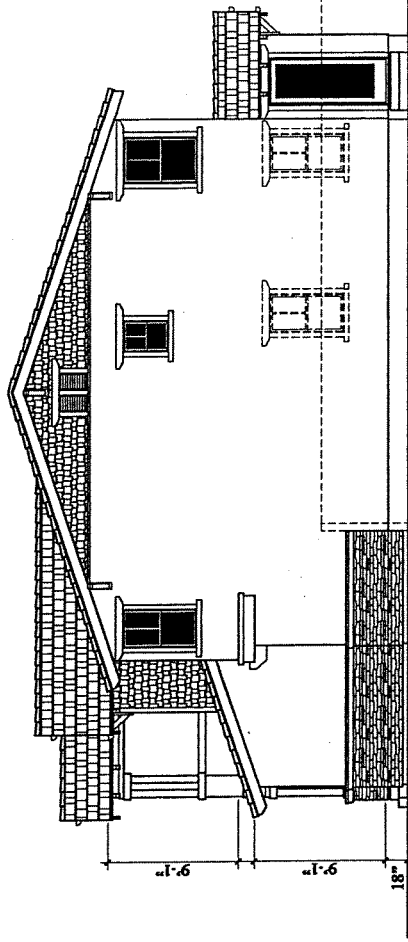


KTGY GROUP
INC.
10000 S. GATEWAY BLVD.
SUITE 100
DALLAS, TEXAS 75242
(214) 341-1188 FAX (214) 341-1188
www.ktgy.com

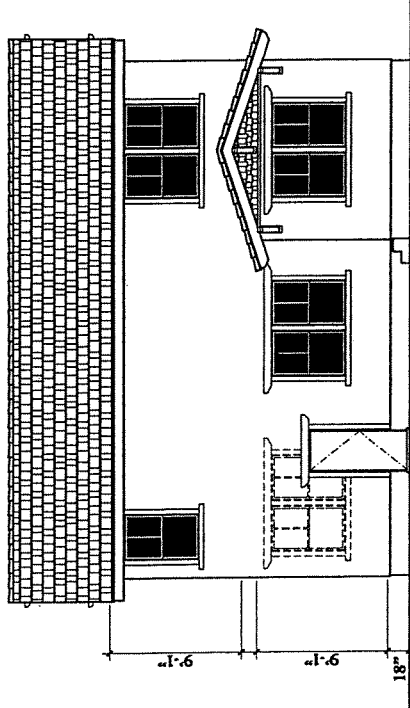
KTGY 2004-449 September 27, 2004



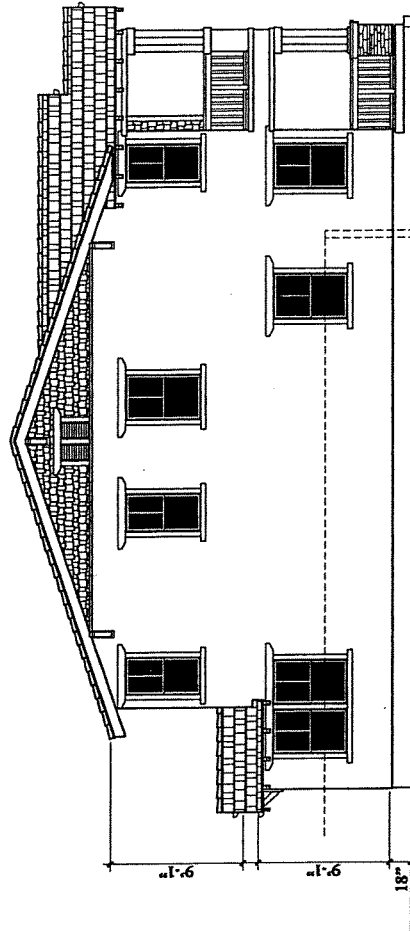
ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

CONCEPTUAL ELEVATIONS PLAN 3
CRAFTSMAN

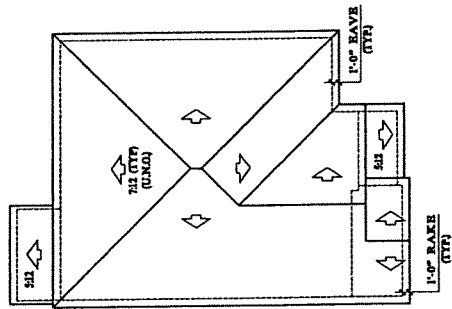
MISSION LANE
Loma Linda, California

APH
American Pacific Homes, Inc.
4959 Palo Verde Street, Suite B110
Monterey, CA 9726
TEL (909) 383-3000 FAX (909) 383-5122

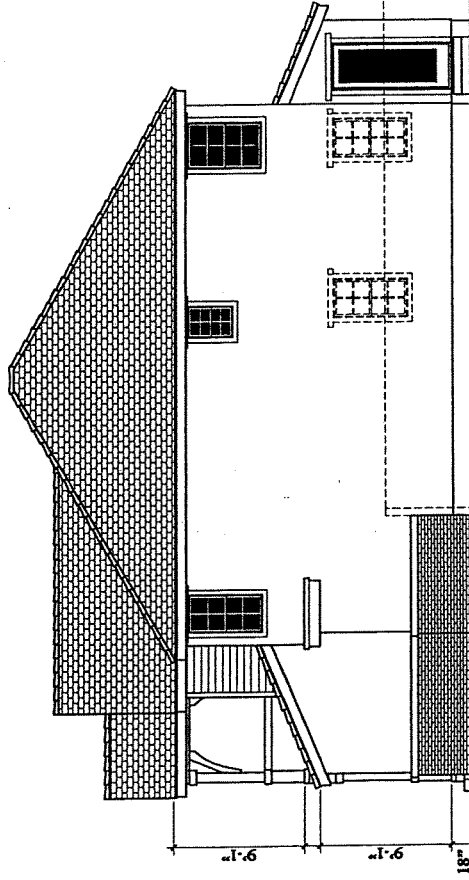
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KTGY GROUP, INC.
ARCHITECTURAL PLANNING
1000 CALIFORNIA STREET
LOS ANGELES, CALIFORNIA 90014
TEL (213) 383-3000 FAX (213) 383-5122
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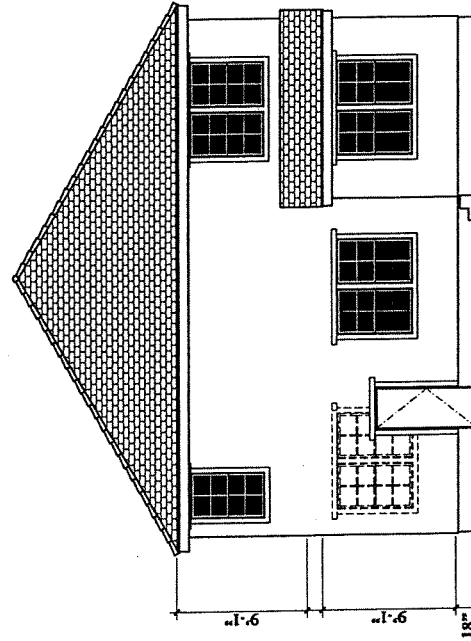
KTGY 2004-449 September 27, 2004



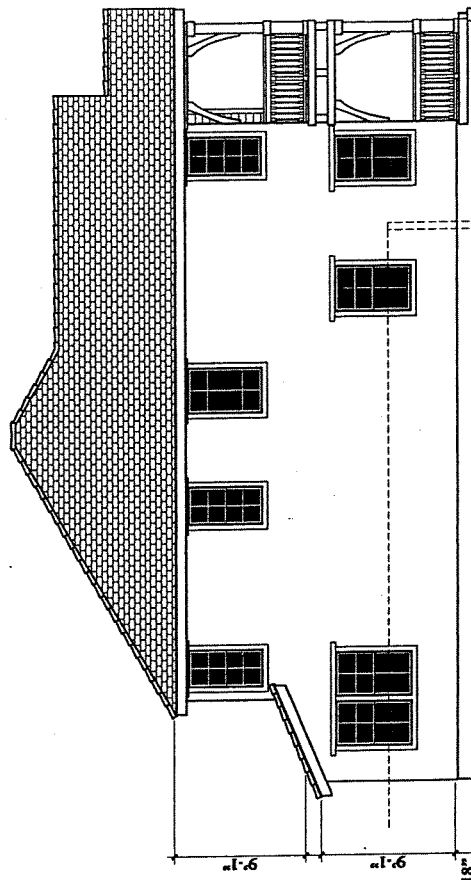
ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

CONCEPTUAL ELEVATIONS PLAN 3
VICTORIAN

MISSION LANE
Loma Linda, California

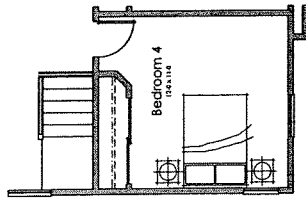
APH
American Pacific Homes, Inc.
4959 Palo Verde Street, Suite B110
San Jose, CA 95129
TEL (950) 985-9000 FAX (950) 985-5122



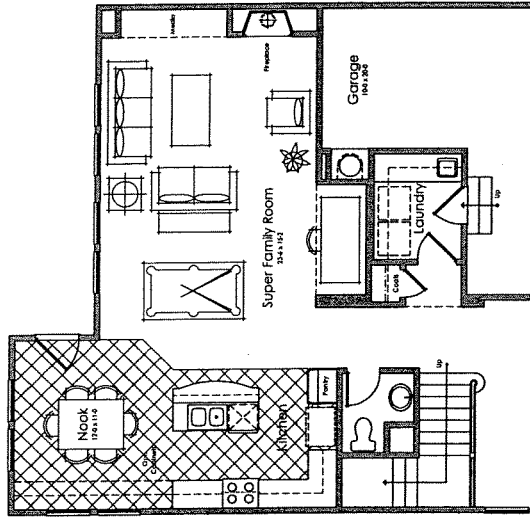
KTGY GROUP, INC.
KITCHEN & BATH
DESIGN & CONSTRUCTION
1000 N. CALIFORNIA AVE.
SUITE 100
SAN JOSE, CA 95128
TEL (408) 261-1183
FAX (408) 261-1184
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KTGY 2004-449 September 27, 2004

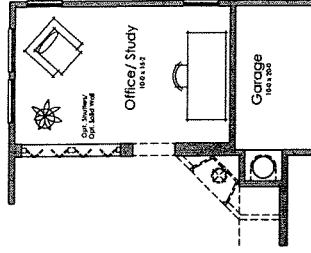
A-13



Optional Bedroom 4



Optional Super Family
164 s.f.



Optional Office/ Study
164 s.f.

Attachment C

Approved and Proposed Plans
AA No. 06-02

April 5, 2006

No.	Date	Issue / Description
1	05/20/04	BLOD DEPT. SUBMITTAL
2	07/07/05	CLIENT REVISIONS
3	07/07/05	CLIENT REVISIONS
4	06/22/05	BLOD DEPT. SUBMITTAL

Project:
**AMERICAN
 PACIFIC
 HOMES**
 MISSION LANE
 LOMA LINDA,
 CALIFORNIA
 2004-449



KTOY GROUP INC.
 1700 MITCHELL ROUTE
 JAYHIDE, CA 94134
 415-761-1100
 415-761-1101 FAX
 info@ktoy.com
 10100 Linderoth, Florida
 Mission, Thailand



Principal in Charge: **D. KENT**
 Project Architect: **D. STODOLSKY**
 Project Designer: **D. KENT**
 Check Designer: **C. ADDISON**
 Check Engineer: **P. YONKOR**

Sheet Title:
PLAN 2 "A"
FIRST FLOOR PLAN

Sheet No.:
A-2.1

KEYNOTES

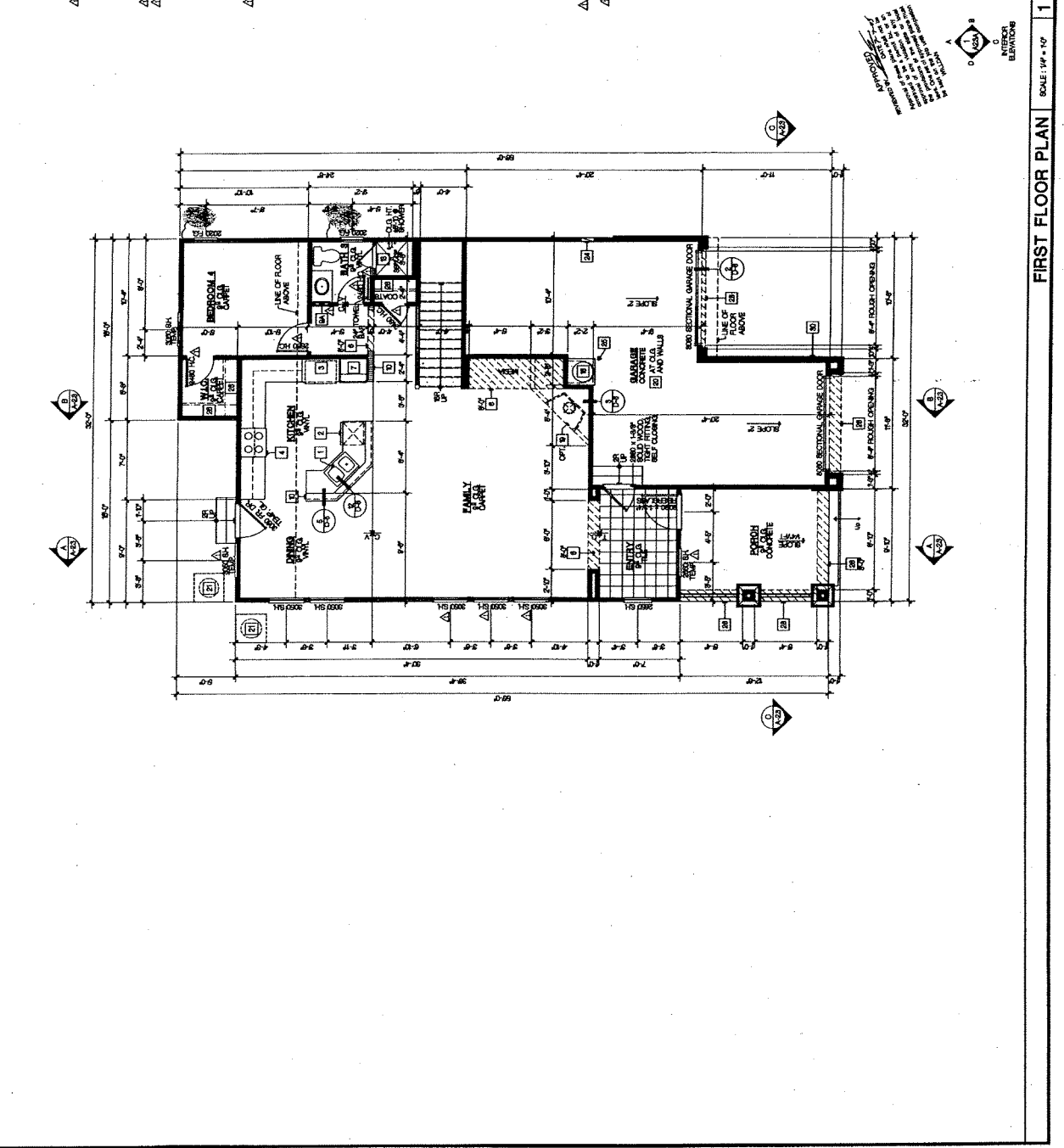
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99. UNPAINTED WOODWORK
100. UNPAINTED WOODWORK

NOTES

1. ALL GLAZING PARTITIONS SHALL BE INSTALLED WITH A GLAZING LABEL ATTACHED SHOWING THE U-VALUE AND SHADING COEFFICIENT.
2. WINDOWS ADJACENT TO THE SHOWER AND TUBS SHALL BE GLAZED WITH LOW EMISSION GLAZING.
3. APPROXIMATE FLOOR FINISH SHALL BE 3/4" THICK POLISHED CONCRETE.
4. APPROXIMATE CEILING FINISH SHALL BE 5/8" THICK GYP BOARD.
5. APPROXIMATE WALL FINISH SHALL BE 5/8" THICK GYP BOARD.
6. APPROXIMATE DOOR FINISH SHALL BE 5/8" THICK GYP BOARD.
7. APPROXIMATE CABINET FINISH SHALL BE 5/8" THICK GYP BOARD.
8. APPROXIMATE BATH FINISH SHALL BE 5/8" THICK GYP BOARD.
9. APPROXIMATE KITCHEN FINISH SHALL BE 5/8" THICK GYP BOARD.
10. APPROXIMATE FAMILY FINISH SHALL BE 5/8" THICK GYP BOARD.
11. APPROXIMATE BEDROOM FINISH SHALL BE 5/8" THICK GYP BOARD.
12. APPROXIMATE GARAGE FINISH SHALL BE 5/8" THICK GYP BOARD.
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100. APPROXIMATE STAIR FINISH SHALL BE 5/8" THICK GYP BOARD.

SQUARE FOOTAGE

UNIT PLAN 2	1000 S.F.
FIRST FLOOR	1000 S.F.
SECOND FLOOR	1000 S.F.
TOTAL	2000 S.F.
GARAGE	450 S.F.
PORCH	250 S.F.
PATIO	250 S.F.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

[illegible]

A-2.6

[illegible]

ROOF PLAN	SCALE: 1/8" = 1'-0"	2
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EXTERIOR ELEVATIONS	1
SCALE: 1/4" = 1'-0"	

A-2.1

UNIT PLAN 2	
FIRST FLOOR	1020 S.F.
SECOND FLOOR	1203 S.F.
TOTAL	2223 S.F.
GARAGE	460 S.F.
PORCH 'A'	24 S.F.
PORCH 'B'	184 S.F.



FIRST FLOOR PLAN

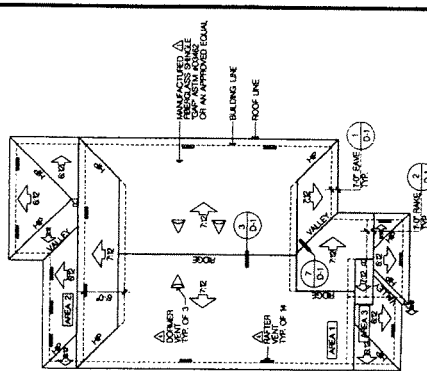
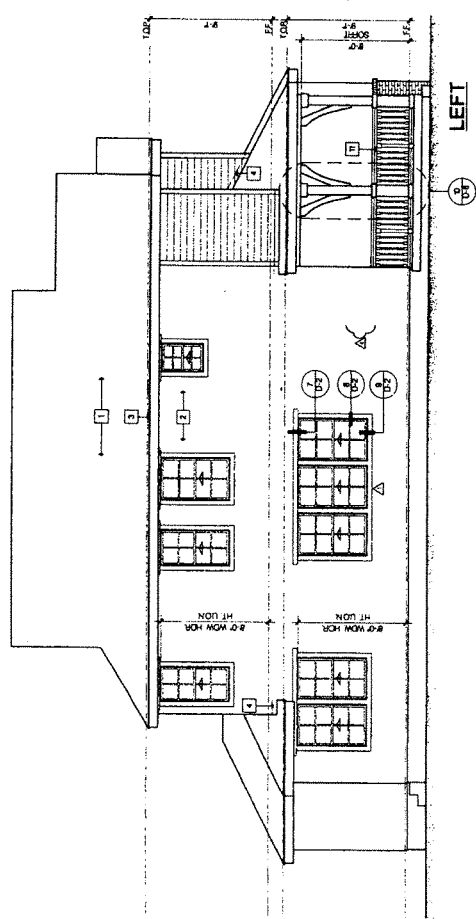
SCALE: VAP = 10"

Project :

Science Stamp

Sheet Title -
PLAN 2 "B"
ANTERIOR ELEVATIONS
AND ROOF PLAN

Sheet No. :
A-2.6

[illegible]

EXTERIOR ELEVATIONS	SCALE: 1/4" = 1'-0"	1	ROOF PLAN	SCALE: 1/8" = 1'-0"	2
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CASPER'S
PLOT DATE: _____
DATE: _____

A-2.6

Attachment D

Applicant's Letter
AA No. 06-02

April 5, 2006



March 22, 2006

Mr. H. P. Kang
Senior Planner
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354

Re: "Mission Lane", Tract 16323, Plan 2 changes

Dear Mr. Kang:

As you now know, APH made some changes to the Plan 2 which we believe enhance the functionality of the home. The two predominate changes were to shift Bath #3 forward so the shower is now under the stairs. This allowed Bedroom #4 to be enlarged by approximately four feet (40 square feet). This change, while allowing for the bedroom to be over 35% larger than originally designed did displace the small coat closet. During the walk through with the architect it was established that the best solution would be to construct a 6'6" wide coat closet in the entry, along the side exterior wall. When the closet was relocated to the entry area, the 2⁶x 5⁰ side window was eliminated by the architect and the front 2⁶x 5⁰ window was shifted ten (10) inches closer to the front door to accommodate the added closet. This change occurred to the model as well as all of the production homes in Phases 1, 2 & 3. These changes are also planned for Phases 4 & 5. As I mentioned at the counter the other day, I was under the belief that these changes were already submitted, reviewed and approved by the City. I was caught off-guard when I was told that these changes were not already approved.

It is our desire that the "Delta 4" (7/7/05 Frame Audit) plans be approved to reflect the changes based on the following observations:

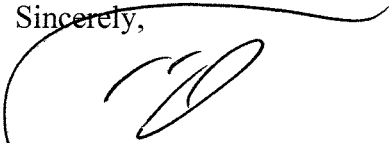
1. This plan has been the most popular in terms of sales. While this fact may not be of particular interest to the city, it shows that the overall design of this plan has so far been the best received.
2. The change substantially increases the size of bedroom #4 and allows for the coat closet to be at the entry door instead of thirty feet front the front door. In addition, the closet is now almost double the original intended size.
3. The eliminated window is on the side elevation facing the adjacent house (in most cases). The window, while an exterior side elevation element, is not required by code and is not a critical element to the interior of the entryway.

It is obvious that we have made an error in not presenting these changes to the City sooner for your review, comments and approval. For this I apologize and ask the City to keep an open mind when reviewing this request. However, for us to now try and go back and make changes to the homes that have closed escrow or even to those lots which are sold but not yet closed will place an enormous burden upon us and more importantly the buyers which are looking to move-in. The buyers of this plan have only seen the home as we have constructed it. Any change we make to the Plan 2 homes now will be different from what the buyers were shown and expect. We do not believe that the changes we made materially changes the esthetics of the home or the overall streetscape of the community.

For the reasons set out above, we ask that the changes as shown be approved.

Please contact me should you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to be 'ST', with a long, sweeping horizontal line extending to the right.

Steve Topor
Executive Vice President.